

2019/2020 Local Technical Assistance and Community Planning Programs

Application Number: 81

Project Title: Elburn TOD Plan

Applicant: Village of Elburn

CALL FOR PROJECTS



Project Description:

The Village of Elburn seeks to unify the downtown business district with the proposed TOD development around the Elburn Metra Station and an existing residential neighborhood. The Metra station is within a half mile of downtown but is only directly accessible via pedestrian/bike path through the residential neighborhood. The Village of Elburn completely revised Comprehensive Land Plan is 2013 with the assistance of a CMAP LTA. Currently, the plan is in the process of being updated, with an expected completion date of February 2020. (www.elburn.il.us/wp-content/uploads/2018/06/Village-of-Elburn-Comprehensive-Plan-2013.pdf) .

The Downtown Business Development Plan (2003) is out of date (www.elburn.il.us/wp-content/uploads/2019/10/Old-Town-Elburn-Bus-Dev-Plan-2002.pdf) and should incorporate latest design criteria, economic realities, and desires of the community.

The Village of Elburn's 2018 Strategic Plan includes an action point to "Improving the connectivity and walkability of the community" (www.elburn.il.us/wp-content/uploads/2019/10/2018-0228-Elburn-strategic-Plan.pdf) .

The proposed TOD is directly adjacent to and south of the Metra Station. The primary goal is to unify the proposed TOD and the existing downtown business district (IL Rt. 47) into a connected and vibrant business district that serves the entire town, is an area shopping and dining destination, and incorporates the Metra Station as a focal point. The existing downtown business core is stable, but has potential to attract new, more vibrant businesses. Currently, downtown is near full occupancy with primarily restaurant/bars, service oriented, and office uses. Some properties include residential units on a second story but overall there is a limited number of dwelling units within the core area. The downtown is relatively stable this area but only one new building was built in the last 15 years and limited reinvestment within existing spaces. The input received to date during the Comprehensive land Plan review is to expand the downtown business district further east and west, beyond the IL Rt. 47 corridor and incorporate more areas along the B-2 district, north and south of downtown into the more "traditional" downtown. The TOD area around the Metra Station is proposed as three mixed use buildings with retail and service businesses on the first floor and three story apartment/condominiums above. The other uses within the TOD are a mix of residential uses including apartments, townhouse, and single family buildings.

The plan should focus on the following development topics:

- The plan should provide a distinctive application of exurban planning design for the downtown business district and provide specific descriptions, illustrations and character images of the community's vision. Conceptual plans for building massing, parking layouts and site designs should be incorporated to illustrate how the downtown could be developed in a comprehensive and coordinated manner.
- Downtown Business District – The plan should provide directives that embrace the Village's existing charm and help to market the existing downtown business district. The plan should provide guidance for compelling reasons for visitors to make downtown Elburn a destination.
- Metra Station – The Village of Elburn has partnered with Shodeen Homes and Metra to construct a new transit oriented design mixed use development immediately adjacent to the train station. The proposed design includes new parking, improved access to parking and the station, a public gathering area, retail spaces, and a variety of residential units. The plan should include recommendations on how to incorporate the development with the Metra station, adjacent residential neighborhood and the commercial corridor along Rt. 47.
- Streetscape – Identify opportunities to improve the pedestrian and vehicle corridors while minimizing the impact to the existing neighborhood. Plan should include ways to increase pedestrian routes between the TOD, Metra Station, and downtown.

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- Wayfinding Signage – Develop a visually attractive and clear wayfinding system to direct motorists, visitors, pedestrians and bicyclists into and around the downtown, Metra Station, and TOD.

Project Location: The project area includes downtown Elburn, the Metra Station, proposed TOD development immediately adjacent to and generally south of the Metra Station, and the existing residential neighborhood between the TOD and the Rt 47 business corridor.